

Appendix B

Housing – Bonus & TDR Program Production

APPENDIX B

HOUSING: BONUS AND TDR PROGRAM PRODUCTION

Within the study area, two innovative programs are in place in order to help ensure that large new office and hotel structures mitigate some of their impacts on the Downtown environment. The Downtown Bonus and Transfer of Development Rights (TDR) programs generally allow developers to choose to build more commercial space than they would otherwise be permitted if they mitigate some of the impacts of that increased density.

Description of the Bonus and TDR Programs

In the City's Office Core zones, DOC1 and DOC2, and the Downtown Mixed Commercial (DMC) zone base and maximum density limits are in place. The base density is permitted to any property owner outright. Any property owner that wants to build a commercial building to the base floor area ratio (FAR) could (assuming they meet any other permit requirements). In order to be permitted to build above the base FAR limit, a developer must mitigate some of the impacts of new uses occupying floor area above the base FAR limit to a maximum FAR limit. Table B-1 presents the base and maximum FAR limits under each Alternative.

TABLE B-1
Base and Maximum Permitted FARs

Urban Village/ Current Zoning	Alternative 1		Alternative 2		Alternative 3 ¹		Alternative 4	
	Base FAR	Max. FAR	Base FAR	Max. FAR	Base FAR	Max. FAR	Base FAR	Max. FAR
Commercial Core								
DOC1	7	17	6	17	6	17	6	14
DOC2 300'	6	14	5	13	5	13/10	5	10
DOC2 240'	6	13	5	13	5	13	5	10
DMC	7	10	5	7	5	7	5	7
Denny Triangle								
DOC2	7	14	5	13	5	13/10	5	10
DMC 240' or 160'	7	10	5	7	5/2	7/5	5	7
DMC 125'	7	10	5	7	5/1	7/4	5	7
Belltown								
DOC2	6	14	5	13	5	10	5	10
DMC 240' or 160'	7	10	5	7	5/2	7/5	5	7
DMC 125'	7	10	5	7	5/1	7/4	5	7

Two existing programs are available to mitigate the impacts of floor area above the base: the Transfer of Development Rights (TDR) program and a Floor Area Bonus program.

¹ 1st FAR above the base in place in those areas where the height and density limits are not increased.

Under a TDR program, a developer is allowed to transfer the right to unused base floor area from a “sending” site to a “receiving” site. A sending site must have a City of Seattle landmark structure, public open space or low-income housing and not use all permitted base FAR. For example, a 25,000 square foot Landmark office building on a 10,000 square foot parcel in the DOC1 zone would be a 2.5 FAR building. Because the base FAR limit in DOC1, the Landmark would currently be able to sell the right to build up to 3.5 FAR, or 35,000 square feet to one or more “receiving sites.” Those sites would be able to build 35,000 square of office space above the base limit. The owners of the Landmark would receive the sales price for the Landmark structure, but would agree never to redevelop their property. The goal of TDR programs is generally to preserve existing resources that could be lost to development.

The Floor Area Bonus program allows for the mitigation of the impact of additional Downtown workers on demand for low-income housing, childcare, human services, open space and transportation. Developers who provide funding or facilities to mitigate some or all of these impacts are permitted additional non-exempt floor area. For example, a developer building a new hotel project in the DOC2 zone, has the opportunity to build additional floor area above their base FAR limit of 5 in exchange for payments of \$22 for every square foot. Eighteen dollars and seventy-five cents of that \$22 will go into a pot that is then given to low-income housing developers who agree to build affordable housing within Downtown Seattle. The other \$3.25 will go towards subsidizing child care costs for low-income employees of Downtown Seattle companies. The goal of bonus programs is generally to create new resources that mitigate the impact of new jobs and employees Downtown.

The current program prioritizes the use of different Bonus and Transfer of Development Rights features in a number of ways. In DOC-1 and DOC-2 seventy-five percent (75%) of any floor area above 1 FAR above the base FAR is earned by TDR transferred from low-income housing sites or through the Downtown Bonus program for mitigation of housing and child care impacts. Twenty-five percent of the floor area above 1 FAR above the base is earned through development rights transfers off of Landmarks and new open spaces, or through provision of on-site features, such as on-site open space or access to the Downtown transit tunnel. One-fifth of this twenty-five percent is required to be achieved through the use of Landmarks TDR if such TDR are available. Finally, the first FAR above the base in DOC-1 and DOC-2 zones can be achieved through the use of amenity bonuses, including short-term parking and retail uses, or non-housing TDR. Developers with projects in the DMC zone, with its two FAR above the base, can choose to provide housing bonuses and other amenities through a 75%/25% split as described for the DOC-1 and DOC-2 zones, or they can choose to provide all 2 FAR through on-site amenities such as open space, street level retail space, cinemas or other features.

Some changes to these rules would be made under the different alternatives. Table B-2 presents how the bonus and TDR programs would be treated under different zones under the different alternatives.

TABLE B-2
Structure of the Bonus/TDR Programs

Zone/Feature	Alt. 1	Alt. 2	Alt. 3	Alt. 4
Downtown Office Core 1 (DOC-1)				
75%/25% split between housing/non-housing required	Yes	Yes	Yes	Yes
1 st FAR above base set aside for non-housing amenities	No	No	No	Yes
1/5 of 25% required from City of Seattle Landmarks	Yes	Yes	Yes	Yes
Downtown Office Core 2 (DOC-2)				
75%/25% split between housing/non-housing required	Yes	Yes	Yes	Yes
1 st FAR above base set aside for non-housing amenities	No	No	No/Yes ²	Yes
1/5 of 25% required from City of Seattle Landmarks	Yes	Yes	Yes	Yes
Downtown Mixed Commercial (DMC)				
75%/25% split between housing/non-housing required	Yes	Yes	No	No
1 st FAR above base set aside for non-housing amenities	No	No	No	No
1/5 of 25% required from City of Seattle Landmarks	Yes	Yes	No	No

Methodology to Determine Production from the Bonus/TDR Programs

In order to determine differences among the EIS Alternatives in the amount of commercial floor area that would contribute to the Downtown Bonus and TDR programs and the results of those contributions, three different time scales were explored. The first analysis compared how use of the TDR and Bonus programs changed on particular Downtown sites under the four alternatives. The second analysis explored the potential amount of TDR and Bonus use over a twenty-year period. The final analysis identified the potential use of the TDR and Bonus programs if all available sites Downtown were to be redeveloped. The same process was used for all three of these analyses.

In order to determine the amount of square footage subject to bonus and TDR program requirements that a developer might choose to build the following steps would need to be undertaken:

Identify the parcel area for the redevelopable site(s).

Subtract the base FAR limit from the maximum FAR limit to identify the FAR that would be subject to the Bonus and TDR program provisions (“bonusable FAR”).

If the 75%/25% split is not in place:

Multiply the bonusable FAR by the parcel area to identify the amount of floor area that could be built if developers choose to provide on-site amenities (“bonusable floor area”).³

If the 75%/25% split is in place and the 1 FAR above the base rule is not in place:

Multiply the bonusable FAR by the site size to identify the “bonusable floor area.”

Multiply bonusable floor area by .75 to identify the amount of floor area subject to the housing/childcare bonus program provisions (“housing/childcare bonus floor area”).

² 1st FAR above the base in place in those areas where the height and density limits are not increased.

³ Although the housing bonus program is available to developers whose sites are not subject to the 75%/25% split, it is likely that they will choose to provide on-site amenities that are often cheaper to develop than the \$22/SF charge for the housing/child care bonuses, and that will be income generating to the property, or otherwise increase the value of their property, such as providing street level retail space or short-term parking.

Multiply the bonusable floor area by .05 to identify the amount of floor area that must be achieved through the use of the Landmark TDR program if available (“Landmark TDR floor area”).

Subtract the housing/childcare bonus floor area and Landmark TDR floor area from the bonusable floor area to identify the amount of floor area that might be achieved through use of other on-site amenity bonuses or TDR.

Multiply the housing/childcare bonus floor area by \$3.25 to identify the dollar contribution to the childcare bonus fund.

Multiply the housing/childcare bonus floor area by \$3.20 to identify the dollar contribution to the housing bonus fund for households earning less than thirty percent of the median household income in King County (MAI).

Multiply the housing/childcare bonus floor area by \$9.28 to identify the dollar contribution to the housing bonus fund for households earning between thirty and fifty percent MAI.

Multiply the housing/childcare bonus floor area by \$6.27 to identify the dollar contribution to the housing bonus fund for households earning between fifty and eighty percent MAI.

Divide the total number of housing funds available for each income group by \$30,000⁴ to identify the potential number of units that could be built under each alternative.

If the 75%/25% split is in place and the 1 FAR above the base rule is in place:

Multiply the bonusable FAR by the site size to identify the “bonusable floor area.”

Subtract one from the bonusable FAR to identify the amount of FAR that is subject to the 75%/25% split (“bonusable FAR above 1 FAR”).

Multiply the “bonusable FAR above 1 FAR” by the site size to identify the “bonusable floor area above 1 FAR.”

Multiply that figure by .75 to identify the amount of floor area subject to the housing/childcare bonus program provisions (“housing/childcare bonus floor area”).

Multiply the bonusable floor area above 1 FAR by .05 to identify the amount of floor area that must be achieved through the use of the Landmark TDR program (“Landmark TDR floor area”).

Subtract the housing/childcare bonus floor area and Landmark TDR floor area from the bonusable floor area to identify the amount of floor area that might be achieved through use of other on-site amenity bonuses or TDR.

Multiply the housing/childcare bonus floor area by \$3.25 to identify the dollar contribution to the childcare bonus fund.

Multiply the housing/childcare bonus floor area by \$3.20 to identify the dollar contribution to the housing bonus fund for households earning less than thirty percent MAI.

Multiply the housing/childcare bonus floor area by \$9.28 to identify the dollar contribution to the housing bonus fund for households earning between thirty and fifty percent MAI.

Multiply the housing/childcare bonus floor area by \$6.27 to identify the dollar contribution to the housing bonus fund for households earning between fifty and eighty percent MAI.

Divide the total number of housing funds available for each income group by \$30,000 to identify the potential number of units that could be built under each alternative.

⁴ This figure assumes that additional public and private could be leveraged from a number of other sources in order to build the housing units. If all of the costs of the new housing were to come from the Housing Bonus program between \$60,000 and \$120,000 per unit would be needed to fund construction, in addition to any income from rents.

TDR/Bonus Program Production on Individual Sites

Commercial Core

DOC1

Site Area: 56,400 SF (Full Block)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	6	6	6
Maximum FAR	17	17	17	14
Bonusable Floor Area	564,000	620,400	620,400	451,200
Housing/Childcare Floor Area	423,000	465,300	465,300	296,100
Required Landmark TDR	28,200	31,020	31,020	19,740
Other Bonus/TDR Floor Area	112,800	124,080	124,080	135,360
Childcare Funds	\$1,374,750	\$1,512,225	\$1,512,225	\$962,325
Housing Funds <30% MAI	\$1,353,600	\$1,488,960	\$1,488,960	\$947,520
Housing Units <30% MAI	45	49	49	31
Housing Funds 30%-50% MAI	\$3,925,440	\$4,317,984	\$4,317,984	\$2,747,808
Housing Units 30%-50% MAI	130	143	143	91
Housing Funds 50%-80% MAI	\$2,652,210	\$2,917,431	\$2,917,431	\$1,856,547
Housing Units 50%-80% MAI	88	97	97	61

Commercial Core

DOC1

Site Area: 28,560 SF (Half Block)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	6	6	6
Maximum FAR	17	17	17	14
Bonusable Floor Area	285,600	314,160	314,160	228,480
Housing/Childcare Floor Area	214,200	235,620	235,620	149,940
Required Landmark TDR	14,280	15,708	15,708	9,996
Other Bonus/TDR Floor Area	57,120	62,832	62,832	68,544
Childcare Funds	\$696,150	\$765,765	\$765,765	\$487,305
Housing Funds <30% MAI	\$685,440	\$753,984	\$753,984	\$479,808
Housing Units <30% MAI	22	25	25	15
Housing Funds 30%-50% MAI	\$1,987,776	\$2,186,554	\$2,186,554	\$1,391,443
Housing Units 30%-50% MAI	66	72	72	46
Housing Funds 50%-80% MAI	\$1,343,034	\$1,477,337	\$1,477,337	\$940,124
Housing Units 50%-80% MAI	44	49	49	31

**Commercial Core
DOC2-240
Site Area: 26,640 SF (Half Block)**

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	6	5	5	5
Maximum FAR	13	13	13	10
Bonusable Floor Area	186,480	213,120	213,120	133,200
Housing/Childcare Floor Area	139,860	159,840	159,840	79,920
Required Landmark TDR	9,324	10,656	10,656	5,328
Other Bonus/TDR Floor Area	37,296	42,624	42,624	47,952
Childcare Funds	\$454,545	\$519,480	\$519,480	\$259,740
Housing Funds <30% MAI	\$447,552	\$511,488	\$511,488	\$255,744
Housing Units <30% MAI	14	17	17	8
Housing Funds 30%-50% MAI	\$1,297,901	\$1,483,315	\$1,483,315	\$741,658
Housing Units 30%-50% MAI	43	49	49	24
Housing Funds 50%-80% MAI	\$876,922	\$1,002,197	\$1,002,197	\$501,098
Housing Units 50%-80% MAI	29	33	33	16

**Commercial Core
DOC2-240
Site Area: 13,920 SF (Quarter Block)**

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	6	5	5	5
Maximum FAR	13	13	13	10
Bonusable Floor Area	97,440	111,360	111,360	69,600
Housing/Childcare Floor Area	73,080	83,520	83,520	41,760
Required Landmark TDR	4,872	5,568	5,568	2,784
Other Bonus/TDR Floor Area	19,488	22,272	22,272	25,056
Childcare Funds	\$237,510	\$271,440	\$271,440	\$135,720
Housing Funds <30% MAI	\$233,856	\$267,264	\$267,264	\$133,632
Housing Units <30% MAI	7	8	8	4
Housing Funds 30%-50% MAI	\$678,182	\$775,066	\$775,066	\$387,533
Housing Units 30%-50% MAI	22	25	25	12
Housing Funds 50%-80% MAI	\$458,212	\$523,670	\$523,670	\$261,835
Housing Units 50%-80% MAI	15	17	17	8

**Commercial Core
DMC
Site Area: 23,980 SF (Half Block)**

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	5	5	5
Maximum FAR	10	7	7	7
Bonusable Floor Area	71,940	47,960	47,960	47,960
Housing/Childcare Floor Area	53,955	35,970	0	0
Required Landmark TDR	3,597	2,398	0	0
Other Bonus/TDR Floor Area	14,388	9,592	47,960	47,960
Childcare Funds	\$175,354	\$116,903	\$0	\$0
Housing Funds <30% MAI	\$172,656	\$115,104	\$0	\$0
Housing Units <30% MAI	5	3	0	0
Housing Funds 30%-50% MAI	\$500,702	\$333,802	\$0	\$0
Housing Units 30%-50% MAI	16	11	0	0
Housing Funds 50%-80% MAI	\$338,298	\$225,532	\$0	\$0
Housing Units 50%-80% MAI	11	7	0	0

**Commercial Core
DMC
Site Area: 13,320 SF (Quarter Block)**

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	5	5	5
Maximum FAR	10	7	7	7
Bonusable Floor Area	39,960	26,640	26,640	26,640
Housing/Childcare Floor Area	29,970	19,980	0	0
Required Landmark TDR	1,998	1,332	0	0
Other Bonus/TDR Floor Area	7,992	5,328	26,640	26,640
Childcare Funds	\$97,403	\$64,935	\$0	\$0
Housing Funds <30% MAI	\$95,904	\$63,936	\$0	\$0
Housing Units <30% MAI	3	2	0	0
Housing Funds 30%-50% MAI	\$278,122	\$185,414	\$0	\$0
Housing Units 30%-50% MAI	9	6	0	0
Housing Funds 50%-80% MAI	\$187,912	\$125,275	\$0	\$0
Housing Units 50%-80% MAI	6	4	0	0

Denny Triangle
DOC2-300 (Between 6th Avenue and 8th Avenue)
Site Area: 77,760 SF (Full Block)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	5	5	5
Maximum FAR	14	13	13	10
Bonusable Floor Area	544,320	622,080	622,080	388,800
Housing/Childcare Floor Area	408,240	466,560	466,560	233,280
Required Landmark TDR	27,216	31,104	31,104	15,552
Other Bonus/TDR Floor Area	108,864	124,416	124,416	139,968
Childcare Funds	\$1,326,780	\$1,516,320	\$1,516,320	\$758,160
Housing Funds <30% MAI	\$1,306,368	\$1,492,992	\$1,492,992	\$746,496
Housing Units <30% MAI	43	49	49	24
Housing Funds 30%-50% MAI	\$3,788,467	\$4,329,677	\$4,329,677	\$2,164,838
Housing Units 30%-50% MAI	126	144	144	72
Housing Funds 50%-80% MAI	\$2,559,665	\$2,925,331	\$2,925,331	\$1,462,666
Housing Units 50%-80% MAI	85	97	97	48

Denny Triangle
DOC2-300 (East of 8th Avenue)
Site Area: 42,360 SF (Half Block)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	5	5	5
Maximum FAR	14	13	10	10
Bonusable Floor Area	296,520	338,880	211,800	211,800
Housing/Childcare Floor Area	222,390	254,160	127,080	127,080
Required Landmark TDR	14,826	16,944	8,472	8,472
Other Bonus/TDR Floor Area	59,304	67,776	76,248	76,248
Childcare Funds	\$722,768	\$826,020	\$413,010	\$413,010
Housing Funds <30% MAI	\$711,648	\$813,312	\$406,656	\$406,656
Housing Units <30% MAI	23	27	13	13
Housing Funds 30%-50% MAI	\$2,063,779	\$2,358,605	\$1,179,302	\$1,179,302
Housing Units 30%-50% MAI	68	78	39	39
Housing Funds 50%-80% MAI	\$1,394,385	\$1,593,583	\$796,792	\$796,792
Housing Units 50%-80% MAI	46	53	26	26

Denny Triangle
DMC-240 (Area not rezoned to DMR/C under Alternative 3)
Site Area: 42,360 SF (Half Block)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	5	5	5
Maximum FAR	10	7	7	7
Bonusable Floor Area	127,080	84,720	84,720	84,720
Housing/Childcare Floor Area	95,310	63,540	0	0
Required Landmark TDR	6,354	4,236	0	0
Other Bonus/TDR Floor Area	25,416	16,944	84,720	84,720
Childcare Funds	\$309,758	\$206,505	\$0	\$0
Housing Funds <30% MAI	\$304,992	\$203,328	\$0	\$0
Housing Units <30% MAI	10	6	0	0
Housing Funds 30%-50% MAI	\$884,477	\$589,651	\$0	\$0
Housing Units 30%-50% MAI	29	19	0	0
Housing Funds 50%-80% MAI	\$597,594	\$398,396	\$0	\$0
Housing Units 50%-80% MAI	19	13	0	0

Denny Triangle
DMC-240 (Area rezoned to DMR/C under Alternative 3)
Site Area: 21,600 SF (Quarter Block)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	5	2	5
Maximum FAR	10	7	5	7
Bonusable Floor Area	64,800	43,200	64,800	43,200
Housing/Childcare Floor Area	48,600	32,400	0	0
Required Landmark TDR	3,240	2,160	0	0
Other Bonus/TDR Floor Area	12,960	8,640	64,800	43,200
Childcare Funds	\$157,950	\$105,300	\$0	\$0
Housing Funds <30% MAI	\$155,520	\$103,680	\$0	\$0
Housing Units <30% MAI	5	3	0	0
Housing Funds 30%-50% MAI	\$451,008	\$300,672	\$0	\$0
Housing Units 30%-50% MAI	15	10	0	0
Housing Funds 50%-80% MAI	\$304,722	\$203,148	\$0	\$0
Housing Units 50%-80% MAI	10	6	0	0

**Belltown
DOC2-300
Site Area: 77,760 SF (Half Block)**

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	5	5	5
Maximum FAR	14	13	10	10
Bonusable Floor Area	544,320	622,080	388,800	388,800
Housing/Childcare Floor Area	408,240	466,560	233,280	233,280
Required Landmark TDR	27,216	31,104	15,552	15,552
Other Bonus/TDR Floor Area	108,864	124,416	139,968	139,968
Childcare Funds	\$1,326,780	\$1,516,320	\$758,160	\$758,160
Housing Funds <30% MAI	\$1,306,368	\$1,492,992	\$746,496	\$746,496
Housing Units <30% MAI	43	49	24	24
Housing Funds 30%-50% MAI	\$3,788,467	\$4,329,677	\$2,164,838	\$2,164,838
Housing Units 30%-50% MAI	126	144	72	72
Housing Funds 50%-80% MAI	\$2,559,665	\$2,925,331	\$1,462,666	\$1,462,666
Housing Units 50%-80% MAI	85	97	48	48

**Belltown
DMC-125 (Area rezoned to DMR/C)
Site Size: 19,980**

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	5	1	5
Maximum FAR	10	7	4	7
Bonusable Floor Area	59,940	39,960	59,940	39,960
Housing/Childcare Floor Area	44,955	29,970	0	0
Required Landmark TDR	2,997	1,998	0	0
Other Bonus/TDR Floor Area	11,988	7,992	59,940	39,960
Childcare Funds	\$146,104	\$97,403	\$0	\$0
Housing Funds <30% MAI	\$143,856	\$95,904	\$0	\$0
Housing Units <30% MAI	4	3	0	0
Housing Funds 30%-50% MAI	\$417,182	\$278,122	\$0	\$0
Housing Units 30%-50% MAI	13	9	0	0
Housing Funds 50%-80% MAI	\$281,868	\$187,912	\$0	\$0
Housing Units 50%-80% MAI	9	6	0	0

Bonus/TDR Program Production over 20 Years

Commercial Core

DOC1

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Number of New Commercial Projects	4	5	5	6
Site Area	147,600	189,720	189,720	215,640
Total New Commercial Floor Area	2,509,200	3,225,240	3,225,240	3,018,960
Base FAR Limit	7	6	6	6
Maximum FAR	17	17	17	14
Bonusable Floor Area	1,476,000	2,086,920	2,086,920	1,725,120
Housing/Childcare Floor Area	1,107,000	1,565,190	1,565,190	1,132,110
Required Landmark TDR	73,800	104,346	104,346	75,474
Other Bonus/TDR Floor Area	295,200	417,384	417,384	517,536
Childcare Funds	\$3,597,750	\$5,086,868	\$5,086,868	\$3,679,358
Housing Funds <30% MAI	\$3,542,400	\$5,008,608	\$5,008,608	\$3,622,752
Units Funded at <30% MAI	118	166	166	120
Housing Funds 30%-50% MAI	\$10,272,960	\$14,524,963	\$14,524,963	\$10,505,981
Units Funded at 30%-50% MAI	342	484	484	350
Housing Funds 50%-80% MAI	\$6,940,890	\$9,813,741	\$9,813,741	\$7,098,330
Units Funded at 50%-80% MAI	231	327	327	236

DOC2

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Number of New Commercial Projects	4	4	4	4
Site Area	201,083	201,083	201,083	201,083
Total New Commercial Floor Area	1,397,594	1,397,594	1,317,380	1,317,380
Base FAR Limit	6	5	5	5
Maximum FAR	14	13	13	10
Bonusable Floor Area	721,646	834,304	754,090	754,090
Housing/Childcare Floor Area	541,235	625,728	481,074	414,755
Required Landmark TDR	36,082	41,715	32,072	27,650
Other Bonus/TDR Floor Area	144,329	166,861	240,944	311,684
Childcare Funds	\$1,759,014	\$2,033,616	\$1,563,491	\$1,347,954
Housing Funds <30% MAI	\$1,731,952	\$2,002,330	\$1,539,437	\$1,327,216
Units Funded at <30% MAI	57	66	51	44
Housing Funds 30%-50% MAI	\$5,022,661	\$5,806,756	\$4,464,367	\$3,848,926
Units Funded at 30%-50% MAI	167	193	148	128
Housing Funds 50%-80% MAI	\$3,393,543	\$3,923,315	\$3,016,334	\$2,600,514
Units Funded at 50%-80% MAI	113	130	100	86

DMC

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Number of New Commercial Projects	4	4	4	4
Site Area	99,795	99,795	99,795	99,795
Total New Commercial Floor Area	997,950	698,565	698,565	698,565
Base FAR Limit	7	5	5	5
Maximum FAR	10	7	7	7
Bonusable Floor Area	299,385	199,590	199,590	199,590
Housing/Childcare Floor Area	224,539	149,693	0	0
Required Landmark TDR	14,969	9,980	0	0
Other Bonus/TDR Floor Area	59,877	39,918	199,590	199,590
Childcare Funds	\$729,751	\$486,501	\$0	\$0
Housing Funds <30% MAI	\$718,525	\$479,018	\$0	\$0
Units Funded at <30% MAI	23	15	0	0
Housing Funds 30%-50% MAI	\$2,083,722	\$1,389,151	\$0	\$0
Units Funded at 30%-50% MAI	69	46	0	0
Housing Funds 50%-80% MAI	\$1,407,860	\$938,575	\$0	\$0
Units Funded at 50%-80% MAI	46	31	0	0

All Zones

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Number of New Commercial Projects	12	13	13	14
Site Area	448,478	490,598	490,598	516,518
Total New Commercial Floor Area	4,904,744	5,321,399	5,241,185	5,034,905
Bonusable Floor Area	2,497,031	3,120,814	3,040,600	2,678,800
Housing/Childcare Floor Area	1,872,774	2,340,611	2,046,264	1,546,865
Required Landmark TDR	124,851	156,041	136,418	103,124
Other Bonus/TDR Floor Area	499,406	624,163	857,918	1,028,810
Childcare Funds	\$6,086,515	\$7,606,985	\$6,650,359	\$5,027,312
Housing Funds <30% MAI	\$5,992,877	\$7,489,955	\$6,548,045	\$4,949,968
Units Funded at <30% MAI	199	249	218	164
Housing Funds 30%-50% MAI	\$17,379,343	\$21,720,870	\$18,989,330	\$14,354,907
Units Funded at 30%-50% MAI	579	724	632	478
Housing Funds 50%-80% MAI	\$11,742,293	\$14,675,631	\$12,830,075	\$9,698,844
Units Funded at 50%-80% MAI	391	489	427	323

Denny Triangle

DOC2

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Number of New Commercial Projects	9	9	11	12
Site Area	536,089	536,089	603,042	641,109
Total New Commercial Floor Area	6,618,004	6,216,718	6,504,477	6,063,060
Base FAR Limit	6	5	5	5
Maximum FAR	14	13	13	10
Bonusable Floor Area	2,914,103	3,529,674	3,524,068	2,892,316
Housing/Childcare Floor Area	2,185,577	2,647,256	2,424,978	1,714,326
Required Landmark TDR	145,705	176,484	161,665	114,288
Other Bonus/TDR Floor Area	582,821	705,935	937,426	1,063,702
Childcare Funds	\$7,103,126	\$8,603,581	\$7,881,177	\$5,571,559
Housing Funds <30% MAI	\$6,993,846	\$8,471,219	\$7,759,930	\$5,485,843
Housing Units <30% MAI	233	282	258	182
Housing Funds 30%-50% MAI	\$20,282,155	\$24,566,536	\$22,503,796	\$15,908,945
Housing Units 30%-50% MAI	676	818	750	530
Housing Funds 50%-80% MAI	\$13,703,568	\$16,598,295	\$15,204,612	\$10,748,824
Housing Units 50%-80% MAI	456	553	506	358

DMC

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Number of New Commercial Projects	4	4	4	5
Site Area	224,661	224,661	224,661	263,541
Total New Commercial Floor Area	1,333,200	996,240	823,440	1,268,400
Base FAR Limit	7	5	5/2/1	5
Maximum FAR	10	7	7/5/4	7
Bonusable Floor Area	336,960	224,640	311,040	302,400
Housing/Childcare Floor Area	252,720	168,480	0	0
Required Landmark TDR	16,848	11,232	0	0
Other Bonus/TDR Floor Area	67,392	44,928	311,040	302,400
Childcare Funds	\$480,397	\$360,537	\$0	\$0
Housing Funds <30% MAI	\$808,704	\$539,136	\$0	\$0
Housing Units <30% MAI	26	17	0	0
Housing Funds 30%-50% MAI	\$2,345,242	\$1,563,494	\$0	\$0
Housing Units 30%-50% MAI	78	52	0	0
Housing Funds 50%-80% MAI	\$1,584,554	\$1,056,370	\$0	\$0
Housing Units 50%-80% MAI	52	35	0	0

All Zones

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Number of New Commercial Projects	13	13	15	17
Site Area	760,750	760,750	827,703	904,650
Total New Commercial Floor Area	7,951,204	7,212,958	7,327,917	7,331,460
Bonusable Floor Area	3,251,063	3,754,314	3,835,108	3,194,716
Housing/Childcare Floor Area	2,438,297	2,815,736	2,424,978	1,714,326
Required Landmark TDR	162,553	187,716	161,665	114,288
Other Bonus/TDR Floor Area	650,213	750,863	1,248,466	1,366,102
Childcare Funds	\$7,583,523	\$8,964,118	\$7,881,177	\$5,571,559
Housing Funds <30% MAI	\$7,802,550	\$9,010,355	\$7,759,930	\$5,485,843
Housing Units <30% MAI	259	299	258	182
Housing Funds 30%-50% MAI	\$22,627,396	\$26,130,030	\$22,503,796	\$15,908,945
Housing Units 30%-50% MAI	754	870	750	530
Housing Funds 50%-80% MAI	\$15,288,122	\$17,654,665	\$15,204,612	\$10,748,824
Housing Units 50%-80% MAI	508	588	506	358

Belltown

DMC

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Number of New Commercial Projects	0	0	0	1
Site Area	0	0	0	1
Total New Commercial Floor Area	0	0	0	1
Base FAR Limit	7	5	5/2/1	5
Maximum FAR	10	7	7/5/4	7
Bonusable Floor Area	0	0	0	51,840
Housing/Childcare Floor Area	0	0	0	0
Required Landmark TDR	0	0	0	0
Other Bonus/TDR Floor Area	0	0	0	51,840
Childcare Funds	\$0	\$0	\$0	\$0
Housing Funds <30% MAI	\$0	\$0	\$0	\$0
Housing Units <30% MAI	0	0	0	0
Housing Funds 30%-50% MAI	\$0	\$0	\$0	\$0
Housing Units 30%-50% MAI	0	0	0	0
Housing Funds 50%-80% MAI	\$0	\$0	\$0	\$0
Housing Units 50%-80% MAI	0	0	0	0

Note: Under the twenty-year development scenario, only one commercial building was modeled in Belltown that has not been vested to previous Bonus and TDR program provisions. For more information about that model, please see Appendix G: Land Use—Further Analysis of Development Capacity.

All Villages

All Zones

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Number of New Commercial Projects	25	26	28	32
Site Area	1,209,228	1,251,348	1,318,301	1,421,169
Total New Commercial Floor Area	12,855,948	12,534,357	12,569,102	12,366,366
Bonusable Floor Area	5,748,094	6,875,128	6,875,708	5,925,356
Housing/Childcare Floor Area	4,311,071	5,156,347	4,471,242	3,261,191
Required Landmark TDR	287,404	343,757	298,083	217,412
Other Bonus/TDR Floor Area	1,149,619	1,375,026	2,106,384	2,446,752
Childcare Funds	\$13,670,038	\$16,571,103	\$14,531,536	\$10,598,871
Housing Funds <30% MAI	\$13,795,427	\$16,500,310	\$14,307,974	\$10,435,811
Housing Units <30% MAI	458	548	476	346
Housing Funds 30%-50% MAI	\$40,006,739	\$47,850,900	\$41,493,126	\$30,263,852
Housing Units 30%-50% MAI	1,333	1,594	1,382	1,008
Housing Funds 50%-80% MAI	\$27,030,415	\$32,330,296	\$28,034,687	\$20,447,668
Housing Units 50%-80% MAI	899	1,077	933	681

Bonus/TDR Program Production at Development Build-Out

Commercial Core

DOC1 18 Parcels (394,320 SF)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	6	6	6
Maximum FAR	17	17	17	14
Max. Potential Commercial Floor Area	6,703,440	6,703,440	6,703,440	5,520,480
Bonusable Floor Area	3,943,200	4,337,520	4,337,520	3,154,560
Housing/Childcare Floor Area	2,957,400	3,253,140	3,253,140	2,070,180
Required Landmark TDR	197,160	216,876	216,876	138,012
Other Bonus/TDR Floor Area	788,640	867,504	867,504	946,368
Childcare Funds	\$9,611,550	\$10,572,705	\$10,572,705	\$6,728,085
Housing Funds <30% MAI	\$3,542,400	\$5,008,608	\$5,008,608	\$3,622,752
Housing Units <30% MAI	118	166	166	120
Housing Funds 30%-50% MAI	\$10,272,960	\$14,524,963	\$14,524,963	\$10,505,981
Housing Units 30%-50% MAI	342	484	484	350
Housing Funds 50%-80% MAI	\$6,940,890	\$9,813,741	\$9,813,741	\$7,098,330
Housing Units 50%-80% MAI	231	327	327	236

DOC2 11 Parcels (302,955 SF)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	6	5	5	5
Maximum FAR	13/14	13	13/10	10
Max. Potential Commercial Floor Area	3,239,596	3,143,971	3,122,371	2,235,106
Bonusable Floor Area	1,952,416	2,071,321	2,049,721	1,162,456
Housing/Childcare Floor Area	1,627,010	1,605,323	1,537,291	710,945
Required Landmark TDR	97,621	103,566	102,486	47,396
Other Bonus/TDR Floor Area	227,785	362,432	409,944	404,115
Childcare Funds	\$5,287,783	\$5,217,300	\$4,996,196	\$2,310,571
Housing Funds <30% MAI	\$1,731,952	\$2,002,330	\$1,539,437	\$1,327,216
Housing Units <30% MAI	57	66	51	44
Housing Funds 30%-50% MAI	\$5,022,661	\$5,806,756	\$4,464,367	\$3,848,926
Housing Units 30%-50% MAI	167	193	148	128
Housing Funds 50%-80% MAI	\$3,393,543	\$3,923,315	\$3,016,334	\$2,600,514
Housing Units 50%-80% MAI	113	130	100	86

**DMC
24 Parcels (271,060 SF)**

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	5	5	5
Maximum FAR	10	7	7	7
Max. Potential Commercial Floor Area	2,710,600	1,897,420	1,897,420	1,897,420
Bonusable Floor Area	813,180	542,120	542,120	542,120
Housing/Childcare Floor Area	609,885	406,590	0	0
Required Landmark TDR	40,659	27,106	0	0
Other Bonus/TDR Floor Area	162,636	108,424	542,120	542,120
Childcare Funds	\$1,982,126	\$1,321,418	\$0	\$0
Housing Funds <30% MAI	\$718,525	\$479,018	\$0	\$0
Housing Units <30% MAI	23	15	-	-
Housing Funds 30%-50% MAI	\$2,083,722	\$1,389,151	\$0	\$0
Housing Units 30%-50% MAI	69	46	-	-
Housing Funds 50%-80% MAI	\$1,407,860	\$938,575	\$0	\$0
Housing Units 50%-80% MAI	46	31	-	-

**All Zones
53 Parcels (968,335 SF)**

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Max. Potential Commercial Floor Area	12,653,636	11,744,831	11,723,231	9,653,006
Bonusable Floor Area	6,708,796	6,950,961	6,929,361	4,859,136
Housing/Childcare Floor Area	5,194,295	5,265,053	4,790,431	2,781,125
Required Landmark TDR	335,440	347,548	319,362	185,408
Other Bonus/TDR Floor Area	1,179,061	1,338,360	1,819,568	1,892,603
Childcare Funds	\$16,881,459	\$17,111,422	\$15,568,901	\$9,038,656
Housing Funds <30% MAI	\$5,992,877	\$7,489,955	\$6,548,045	\$4,949,968
Housing Units <30% MAI	199	249	218	164
Housing Funds 30%-50% MAI	\$17,379,343	\$21,720,870	\$18,989,330	\$14,354,907
Housing Units 30%-50% MAI	579	724	632	478
Housing Funds 50%-80% MAI	\$11,742,293	\$14,675,631	\$12,830,075	\$9,698,844
Housing Units 50%-80% MAI	391	489	427	323

Denny Triangle

DOC2 56 Parcels (771,165 SF)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	5	5	5
Maximum FAR	14	13	13/10	10
Max. Potential Commercial Floor Area	10,796,310	10,025,145	8,467,077	7,711,650
Bonusable Floor Area	5,398,155	6,169,320	4,611,252	3,855,825
Housing/Childcare Floor Area	4,418,568	5,049,792	3,502,220	2,524,896
Required Landmark TDR	269,908	308,466	205,295	154,233
Other Bonus/TDR Floor Area	709,679	811,062	903,737	1,176,696
Childcare Funds	\$14,139,418	\$16,159,334	\$11,207,104	\$8,079,667
Housing Funds <30% MAI	\$14,360,346	\$16,411,824	\$11,382,215	\$8,205,912
Housing Units <30% MAI	479	547	379	274
Housing Funds 30%-50% MAI	\$41,004,311	\$46,862,070	\$32,500,602	\$23,431,035
Housing Units 30%-50% MAI	1,367	1,562	1,083	781
Housing Funds 50%-80% MAI	\$27,704,421	\$31,662,196	\$21,958,919	\$15,831,098
Housing Units 50%-80% MAI	923	1,055	732	528

DMC 79 Parcels (908,202 SF)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	5	5/2/1	5
Maximum FAR	10	7	7/5/4	7
Max. Potential Commercial Floor Area	7,981,410	5,847,987	4,981,371	5,847,987
Bonusable Floor Area	2,401,983	1,802,682	2,336,234	1,802,682
Housing/Childcare Floor Area	1,801,487	1,352,011	0	0
Required Landmark TDR	120,099	90,134	0	0
Other Bonus/TDR Floor Area	480,397	360,537	2,336,234	1,802,682
Childcare Funds	\$5,854,833	\$4,394,036	\$0	\$0
Housing Funds <30% MAI	\$5,764,758	\$4,326,435	\$0	\$0
Housing Units <30% MAI	192	144	0	0
Housing Funds 30%-50% MAI	\$16,717,799	\$12,546,662	\$0	\$0
Housing Units 30%-50% MAI	557	418	0	0
Housing Funds 50%-80% MAI	\$11,295,323	\$8,477,109	\$0	\$0
Housing Units 50%-80% MAI	377	283	0	0

**All Zones
135 Parcels (1,679,367 SF)**

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Max. Potential Commercial Floor Area	18,777,720	15,873,132	13,448,448	13,559,637
Bonusable Floor Area	7,800,138	7,972,002	6,947,486	5,658,507
Housing/Childcare Floor Area	6,220,055	6,401,803	3,502,220	2,524,896
Required Landmark TDR	390,007	398,600	205,295	154,233
Other Bonus/TDR Floor Area	1,190,076	1,171,599	3,239,971	2,979,378
Childcare Funds	\$20,215,179	\$20,805,860	\$11,382,215	\$8,205,912
Housing Funds <30% MAI	\$19,904,176	\$20,485,770	\$11,207,104	\$8,079,667
Housing Units <30% MAI	663	683	374	269
Housing Funds 30%-50% MAI	\$57,722,110	\$59,408,732	\$32,500,602	\$23,431,035
Housing Units 30%-50% MAI	1,924	1,980	1,083	781
Housing Funds 50%-80% MAI	\$38,999,745	\$40,139,305	\$21,958,919	\$15,831,098
Housing Units 50%-80% MAI	1,300	1,338	732	528

Belltown

**DOC2
14 Parcels (110,160 SF)**

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	6	5	5	5
Maximum FAR	14	13	10	10
Max. Potential Commercial Floor Area	1,542,240	1,432,080	1,101,600	1,101,600
Bonusable Floor Area	881,280	881,280	550,800	550,800
Housing/Childcare Floor Area	660,960	660,960	330,480	330,480
Required Landmark TDR	44,064	44,064	22,032	22,032
Other Bonus/TDR Floor Area	176,256	176,256	198,288	198,288
Childcare Funds	\$2,148,120	\$2,148,120	\$1,074,060	\$1,074,060
Housing Funds <30% MAI	\$2,115,072	\$2,115,072	\$1,057,536	\$1,057,536
Housing Units <30% MAI	71	71	35	35
Housing Funds 30%-50% MAI	\$6,133,709	\$6,133,709	\$3,066,854	\$3,066,854
Housing Units 30%-50% MAI	204	204	102	102
Housing Funds 50%-80% MAI	\$4,144,219	\$4,144,219	\$2,072,110	\$2,072,110
Housing Units 50%-80% MAI	138	138	69	69

**DMC
28 Parcels (197,750 SF)**

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Base FAR Limit	7	5	5/2/1	5
Maximum FAR	10	7	7/5/4	7
Max. Potential Commercial Floor Area	1,957,500	1,370,250	1,071,090	1,370,250
Bonusable Floor Area	587,250	391,500	541,080	391,500
Housing/Childcare Floor Area	440,438	293,625	0	0
Required Landmark TDR	29,363	19,575	0	0
Other Bonus/TDR Floor Area	117,449	78,300	541,080	391,500
Childcare Funds	\$1,431,424	\$954,281	\$0	\$0
Housing Funds <30% MAI	\$1,409,402	\$939,600	\$0	\$0
Housing Units <30% MAI	47	31	0	0
Housing Funds 30%-50% MAI	\$4,087,265	\$2,724,840	\$0	\$0
Housing Units 30%-50% MAI	136	91	0	0
Housing Funds 50%-80% MAI	\$2,761,546	\$1,841,029	\$0	\$0
Housing Units 50%-80% MAI	92	61	0	0

**All Zones
42 Parcels (305,910 SF)**

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Max. Potential Commercial Floor Area	3,499,740	2,802,330	2,172,690	2,471,850
Bonusable Floor Area	1,468,530	1,272,780	1,091,880	942,300
Housing/Childcare Floor Area	1,101,398	954,585	330,480	330,480
Required Landmark TDR	73,427	63,639	22,032	22,032
Other Bonus/TDR Floor Area	293,705	254,556	739,368	589,788
Childcare Funds	\$3,579,544	\$3,102,401	\$1,074,060	\$1,074,060
Housing Funds <30% MAI	\$3,524,474	\$3,054,672	\$1,057,536	\$1,057,536
Housing Units <30% MAI	117	102	35	35
Housing Funds 30%-50% MAI	\$10,220,973	\$8,858,549	\$3,066,854	\$3,066,854
Housing Units 30%-50% MAI	341	295	102	102
Housing Funds 50%-80% MAI	\$6,905,765	\$5,985,248	\$2,072,110	\$2,072,110
Housing Units 50%-80% MAI	230	200	69	69

Total – All Villages

237 Parcels (3,114,447 SF)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Max. Potential Commercial Floor Area	34,931,096	30,420,293	27,344,369	25,684,493
Bonusable Floor Area	15,977,464	16,195,743	14,968,727	11,459,943
Housing/Childcare Floor Area	12,515,748	12,621,441	8,623,131	5,636,501
Required Landmark TDR	798,874	809,787	546,689	361,673
Other Bonus/TDR Floor Area	2,662,842	2,764,515	5,798,907	5,461,769
Childcare Funds	\$40,676,181	\$41,019,683	\$28,025,176	\$18,318,628
Housing Funds <30% MAI	\$40,050,394	\$40,388,611	\$27,594,019	\$18,036,803
Housing Units <30% MAI	1,335	1,346	920	601
Housing Funds 30%-50% MAI	\$116,146,141	\$117,126,972	\$80,022,656	\$52,306,729
Housing Units 30%-50% MAI	3,872	3,904	2,667	1,744
Housing Funds 50%-80% MAI	\$78,473,740	\$79,136,435	\$54,067,031	\$35,340,861
Housing Units 50%-80% MAI	2,616	2,638	1,802	1,178

Summary by Zone

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
DOC1				
Total Potential Square Feet	6,703,440	6,703,440	6,703,440	5,520,480
Potential Subsidized Units	1,848	2,033	2,033	1,294
Potential Landmark TDR	197,160	216,876	216,876	138,012
Other Bonus/TDR Floor Area	788,640	867,504	867,504	946,368
% of Total Floor Area through Housing/Childcare Bonus	44%	49%	49%	38%
% of Total Floor Area through Landmark TDR and other Programs	15%	16%	16%	20%
DOC2				
Total Potential Square Feet	17,969,128	16,921,711	15,011,563	13,157,470
Potential Subsidized Units	4,212	4,705	3,521	2,352
Potential Landmark TDR	449,451	501,899	375,615	250,949
Other Bonus/TDR Floor Area	1,797,802	2,007,595	2,117,983	2,258,545
% of Total Floor Area through Housing/Childcare Bonus	38%	44%	38%	29%
% of Total Floor Area through Landmark TDR and other Bonus/TDR Programs	13%	15%	17%	19%
DMC				
Total Potential Square Feet	12,649,510	9,115,657	7,949,881	9,115,657
Potential Subsidized Units	1,782	1,282	0	0
Potential Landmark TDR	190,121	136,815	0	0
Other Bonus/TDR Floor Area	760,482	547,261	3,419,434	2,736,302
% of Total Floor Area through Housing/Childcare Bonus	23%	23%	0%	0%
% of Total Floor Area through Landmark TDR and other Bonus/TDR Programs	8%	8%	43%	30%